

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
August 6, 2001

PRESENT: Dave Wakeman, Chairman
Tom Cowan
Don Hoefler
Terry Janicz
Mark Decker
Andy Kelkenberg
Bill Walworth, Deputy Building Inspector
Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:30pm by Dave Wakeman, Chairman. Tom motioned to accept the minutes of the July 16th meeting as written, Terry seconded and all approved.

The board was informed that the Code Enforcement Officer recommended treating the Utley Rd. subdivision as a major subdivision because of the original request for 5 lots. He feels that in the future, Mr. Frey will divide off additional lots.

Dave informed the board of the NY Planning Federation Meeting in Saratoga Springs scheduled for October 7-10. Anyone interested should let him know.

A public hearing to hear comments for or against the 1 lot minor subdivision located on the corner of Scotland Rd. and Indian Falls Rd. owned by Jean Henley was opened at 7:45pm.

-Attendance as above

-Clerk read proof of publication

-No previous comments had been received

-No one was present to speak for or against

-The board reviewed the revised plans dated 3/6/01 submitted. The 3.92 acre parcel will be used for a Day Care Center. It has been rezoned Commercial.

Andy motioned to close the hearing at 7:50pm, Tom seconded and all approved

Mark motioned to approve the subdivision, Terry seconded and all approved.

A public hearing to hear comments for or against the 3 lot minor subdivision located on Utley Rd. owned by Joe Frey was opened at 8:01pm

-Attendance as above plus Joe Frey, Pat Bittar (William Schutt & Assoc.), Lyman Muck, Daniel and Catherine Garbacz, and John Wisniewski.

-Clerk read proof of publication

No previous comments had been received.

-The board reviewed the plans. Mr. Muck stated that he felt the land was a well-drained parcel, and not really a large workable plot of land for farming. He is in favor of the subdivision. 680 feet of frontage remains on Utley Rd. toward Hunts Corners Rd. The septic systems will be in the front yards and wells in the rear. Ms. Bittar submitted drainage plans to the county and comments have not yet been received. The board made it very clear to Mr. Frey that he will not be able to subdivide off any other lots off this parcel within the next five years. They inquired if he is interested in filing a major subdivision, but Mr. Frey's response was he has no plans for subdividing any other lots at this time. Andy motioned to close the hearing at 8:12pm, Tom seconded and all approved. Mark motioned to approve the subdivision contingent on receiving comments back from the county, Don seconded and all approved.

The board reviewed the sign ordinances. Suggestions were made and Dave and Don will draft up a revised ordinance for review for the next meeting scheduled on August 20th. The board would like to invite the Zoning Board of Appeals to attend their September meeting scheduled for the 17th for their input on the sign revisions. Rebecca will invite them to that meeting.

Tom motioned to adjourn the meeting at 9:10pm, Terry seconded and all approved.

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary